

***Village of Barrington  
Plan Commission  
DRAFT Minutes Summary***

Date: August 23, 2005

Time: 7:00 p.m.

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Anna Bush, Chairperson  
Harry Burroughs, Commissioner  
Richard Ehrle, Commissioner  
John Patsey, Commissioner  
Daniel Hogan, Commissioner  
Ed McCauley, Commissioner

Staff Members: Jim Wallace, Director of Building and Planning

***Call to Order***

Ms. Bush called the meeting to order at 7:00 p.m.

Roll call noted the following: Anna Bush, Chairperson, present; Ruth Schlossberg, Vice Chair, absent; Harry Burroughs, present; Ed McCauley, present; Richard Ehrle, present; John Patsey, present; Daniel Hogan, present.

There being a quorum, the meeting proceeded.

***Chairperson's Remarks***

Ms. Bush announced the order of proceedings.

***Old Business***

**PC 01-03** Amendment to Garlands of Barrington Ordinance #98-2729 (Special Use/Planned Development) – 6000 Garlands Lane

**Petitioner:** The Garlands of Barrington

Thomas Z. Hayward of Bell, Boyd & Lloyd, introduced the parties appearing on behalf of the petitioner: Robert Best of Bell Boyd & Lloyd, Willard Brown, Chairman of the Garlands, and Edgar Gansz, Vice President of Development. All were sworn in by Ms. Bush. Mr. Best then reviewed the petition for the commission. The petitioner proposes the following:

1. Eliminate the requirements for construction of the “Spine Road” and all portions Garlands is responsible for.
2. Eliminate the requirement for Global Traffic Studies.
3. Garlands will make an unrestricted cash contribution to the Village of Barrington, in the amount of \$500,00, to be paid over five years and secured by a Special Service Area.
4. Garlands will pay for the installation of a traffic signal at Valencia Avenue, up to \$200,000, if IDOT approves the signal.
5. Garlands will create a permanent service entrance road at the site of the current temporary construction access at Northwest Highway.
6. Extend the amount of time the temporary sales and identification signs are permitted to be displayed.

7. Change the amount and configuration of Independent Living Units by reducing the number of units in Building F from 32 to 24 and adding 16 units to Building D (a net addition of 8 units to the development). In building D, 8 of the new units will face south, 8 of the new units will face north, and all will be constructed by adding dormers into the existing roof space without any height change.
8. Do not increase parking with the addition of the eight units, as their experience has shown that 1.83 spaces are needed per unit, instead of the 2.8 per unit originally planned. 16 additional underground spaces will be added, and will meet the parking needs of special events.
9. Garlands will construct a bike path along the western edge of the Pepper property, in an easement in favor of the Village.

Mr. McCauley asked if the pathway will be for bicycle use. Mr. Hayward responded that due to changes in grade, the path would not be safe for bicycle users, and would be limited to pedestrian use. Mr. Wallace concurred with this analysis.

Mr. McCauley asked how this would be enforced, and Mr. Wallace responded that enforcement would be primarily through signs..

Ms. Bush asked how parking for special events will be handled. Mr. Best answered that the surface lot is being eliminated and special event parking will be underground, and will be appropriately signed.

Mr. Richard Ryan, Barrington Area Library Trustee, commended the Garlands on being a good neighbor. He also stated his objection to the elimination of approximately \$150,000 in Garlands contributions specifically earmarked for the relocation of the Berry road traffic signal and new entrance to the Library property.

Mr. Hayward responded that there is no reason for any such specifically earmarked contribution, because the Illinois Department of Transportation and the Library Board have refused to allow the relocation of the Berry signal, which was the only reason for the earmarked contribution. The Village will have \$500,000 in funds available for traffic improvements, to use as it sees fit.

Ms. Bush asked for a motion.

*Mr. Burroughs made a motion to approve PC 01-03 subject to staff conditions 1-16 in the August 23, 2005 Staff Report Mr. Patsey seconded the motion.*

*Roll Call Vote:*

*Mr. Burroughs –yes*

*Mr. Ehrle - yes*

*Ms. Bush – yes*

*Mr. Hogan -yes*

*Mr. McCauley –yes*

*Mr. Patsey -yes*

*Motion carried.*

### ***Approval of Minutes***

*Mr. Hogan made a motion to approve the minutes of August, 2005 (court reporter's transcript) as presented. Mr. Patsey seconded. Voice vote recorded all ayes. Motion carried..*

### ***Other Business***

#### **Proposed Rules for Public Hearings**

Ms. Bush stated that she has problems with the order of presentation in the proposed rules. It appears to be disruptive, and lacks an opportunity for questions to be asked of staff. She would propose the following revised order:

- Petitioner presentation
- Staff report
- Petitioner rebuttal
- Staff rebuttal
- Public cross-examination, questions and statements
- Petitioner summary
- Staff summary
- Commission deliberation (Public Hearing closed)

Note that the commission would be able to ask questions throughout the steps of the Hearing. Ms. Bush stated that the above procedure would be more orderly and less of a free-for-all.

Mr. Ehrle noted that parties' *agents* should be allowed to speak on their behalf, so the word "agent" should be added to section (F) of the draft document.

Mr. Hogan noted that Section 1-11-2(M) seems to bar public statements.

*Mr. Ehrle made a motion that the recommendations of Ms. Bush for changing the proposed rules be forwarded to staff and the Board of Trustees. Mr. Burroughs seconded the motion.*

*Roll Call Vote:*

*Mr. Burroughs –yes*

*Mr. Ehrle - yes*

*Ms. Bush – yes*

*Mr. Hogan -yes*

*Mr. McCauley –yes*

*Mr. Patsey -yes*

*Motion carried.*

Mr. Wallace stated that staff will take the Plan Commission's suggestions and concerns back to the Village Attorney and the PZED Committee, and there will likely be further discussion of the proposed rules.

### ***Adjournment***

Mr. McCauley moved to adjourn the meeting. Mr. Hogan seconded the motion. Voice note recorded all ayes. The motion carried.

Meeting adjourned at 9:23 p.m.

Respectfully submitted,  
Jim Wallace  
Director of Building and Planning

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Anna Bush, Chairperson  
Plan Commission